



**Redevelopment and Density Community Forum**

# Grow Smart

- Alexandria is unique among communities embarking on smart growth initiatives, and has room to get even smarter
- “***Smart growth***” = Broad goals and policies that shape growth to reduce negative impacts and actually improve existing living conditions



# Principles of *Smart Growth*

- Create a range of housing opportunities and choices
- Create walkable neighborhoods
- Encourage community and stakeholder collaboration
- Foster distinctive, attractive places with a strong sense of place
- Make development decisions predictable, fair and cost-effective



# Principles of *Smart Growth*

- Mix land uses
- Preserve open space, farmland, natural beauty and critical environmental areas
- Provide a variety of transportation choices
- Strengthen and direct development toward existing communities
- Take advantage of compact building design



**“Investing in a Better Future:  
A Review of the  
Fiscal and Competitive Advantages  
of Smarter Growth Development Patterns”**

Mark Muro and Robert Puentes

Brookings Institute / 2004

# Municipal Fiscal Benefits

- **Decrease in capital expenditures**

**Density efficiencies**

- **Decrease in service delivery costs**

**Economies of geography**



# Economic Development Benefits of *Smart Growth*

- **Increased property values while offsetting some affordability challenges**
  - Higher prices not due to limited supply, but from creation of benefits:
    - Heightened convenience
    - Attractive amenities
    - Enhanced public transit
    - Lower service costs



# Economic Development Benefits of *Smart Growth*

- **Increased productivity, employment and personal income**
  - In the “knowledge economy” clustering of talented people, or “human capital,” represent prime driver of aggregate economic growth
  - “Knowledge Spillovers” result from the sharing of information, ideas, technology, and opportunities. (San Jose, Austin)





# Economic Development Benefits of *Smart Growth*

- **Increased productivity, employment and personal income**
  - Average labor productivity increases with the employment density
  - Higher productivity → compact cities → integrated transportation systems
  - Growth planning improves market share as measured by personal income



# Economic Development Benefits of *Smart Growth*

- **Increased productivity, employment and personal income**
  - “24-7” urban scenes, subway or light rail systems, and smart growth
    - Attracts highly educated, highly mobile “knowledge workers” who “vote with their feet”
    - Knowledge workers seek out smart growth attributes
    - Enhances ability to attract talent and develop high technology industries



# Atlantic Station / Atlanta, Georgia





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